Case No.: #20-PA-2001 Applicant: Lou Jekel

Project:Lot Split/RezoningJekel & Howard, LLPLocation:7300 E. Kalil Drive8283 N. Hayden Road

Suite 100

Scottsdale, AZ 85258-2455

PROJECT NARRATIVE

The request is to split a large residential lot which is currently zoned R1-35 and rezone the two resultant parcels R1-10 to match other lots surrounding this parcel.

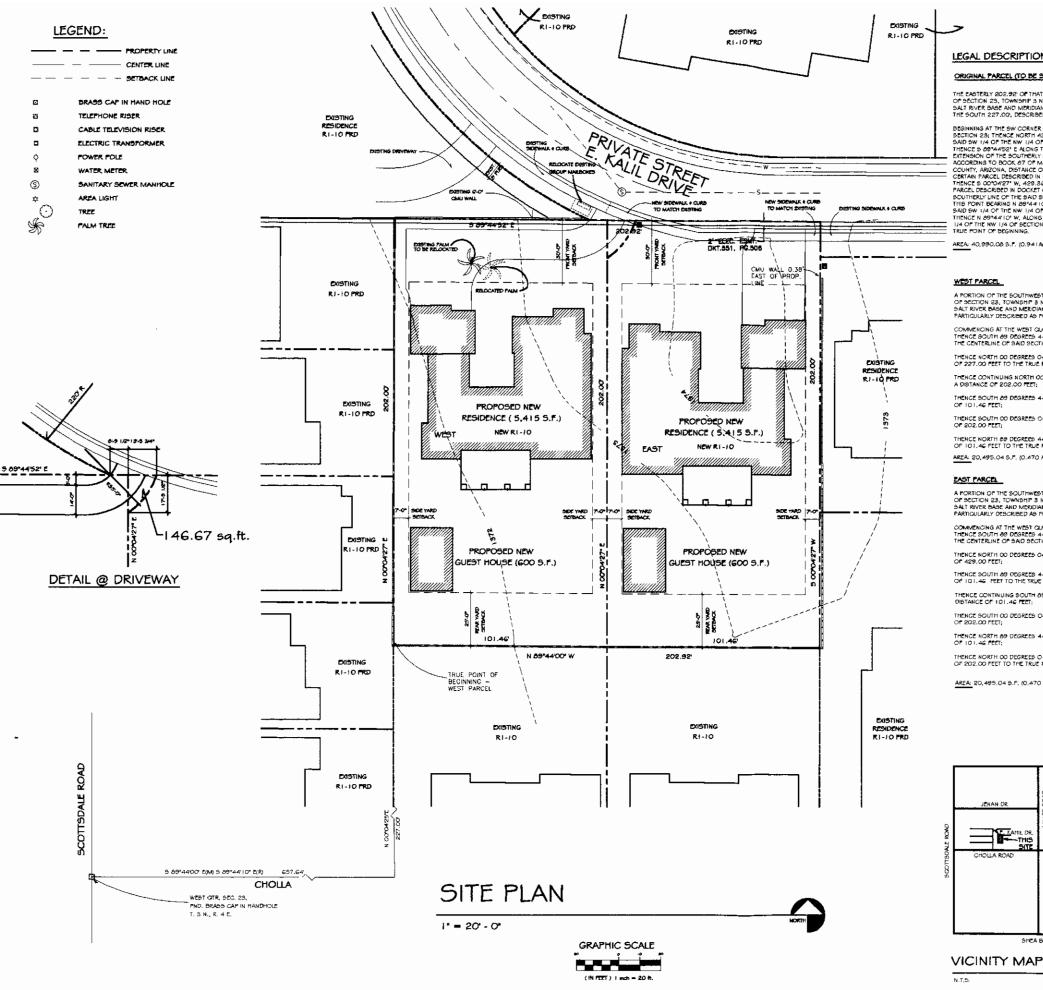
This parcel is a remnant "out" parcel left over from prior rezonings which established the Sterling Place, Scottsdale Sixteen replat of Escandido Estates, and Scottsdale Sixteen, Unit 2 subdivisions just east of Scottsdale Road and bounded by Kalil Drive and Cholla Street.

The accomplishment of this lot split and rezoning will complete the development of this group of R1-10 subdivisions, all of which are otherwise built out. The two lots in question are the only vacant lots remaining in the three subdivisions and are completely surrounded on all sides by existing R1-10 houses.

Applicant has joined the Scottsdale Sixteen homeowners association and is currently paying association dues on the properties. Access is obtained through the Sterling Place and Scottsdale Sixteen subdivisions.

This application merely finishes the neighborhood, removes two vacant lots and will be developed in a similar manner to existing lots on all four sides.

There is no known opposition to this application.



LEGAL DESCRIPTION:

ORIGINAL PARCEL (TO BE SPLIT)

THE EASTERLY 202.92 OF THAT PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 ÉAST OF THE GIJA AND 9ALT RIVER BASE AND MEDIAN, MARICOPA COUNTY, ARIZONA, DICEPT THE SOUTH 227.00, DESCRIBED AS FOLLOWS:

THE SOUTH 22/10/, DESCRIBED AS FOLLOWS:

DEGINNING AT THE SW CORNER OF SAID SW 1/4 OF THE NW 1/4 OF SECTION 23; THENCE NORTH 423-16' ALONG THE WESTERLY LINE OF THE SAID SW 1/4 OF THE NW 1/4 OF SECTION 23;
THENCE 3 69/44592' E ALONG THE SOUTHERLY LINE AND THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 7. ESCONDIDIO ESTATES, ACCORDING TO BOOK AT OF MAPS, PAGE 32, RECORDIS OF MARIOCPA COUNTY, ARZONA, DISTANCE OF 86.1.12' TO THE NW CORNER OF THAT CERTAIN PRACEL DESCRIBED IN DOCKET 6980, PAGE 399; TO THE SAID THE WESTERLY LINE OF THE SAID SW 1/4 OF THE NW 1/4 OF SECTION 23; THIS POINT BEARING NO SERVE 100' AND THE WE 1/4 OF SECTION 23; THENCE NO SHARE 100' THE NW 1/4 OF THE SAID SW 1/4 OF THE NW 1/4 OF SECTION 23; THENCE NO SHARE 100' THE NW 1/4 OF THE SAID SW 1/ THENCE IN 89°4410° W, ALONG THE SOUTHERLY LINE OF THE SAID SW 1/4 OF THE NW 1/4 OF SECTION 28, A DISTANCE OF 860.56° TO THE TRUE POINT OF BEGINNING.

AREA: 40,990.08 S.F. (0.941AC)

WEST PARCEL

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23, THENCE SOUTH 89 DEGREES 44 MINUTES DO SECONDS EAST ALONG THE CENTERLINE OF SAID SECTION 23 A DISTANCE OF 657.64 FEET;

THENCE NORTH OO DEGREES O4 MINUTES 27 SECONDS EAST A DISTANCE OF 227.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH OF DEGREES OF MINUTES 27 SECONDS EAST A DISTANCE OF 202.00 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES OF SECONDS EAST A DISTANCE OF 101.46 FEET;

THENCE SOUTH OD DEGREES O4 MINUTES 27 SECONDS WEST A DISTANCE OF 202.00 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES OF SECONDS WEST A DISTANCE OF 101,46 FEET TO THE TRUE POINT OF BEGINNING.

AREA: 20,495.04 S.F. (0.470 AC)

EAST PARCEL

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23. THENCE SOUTH 89 DEGREES 44 MINUTES OF SECONDS EAST ALONG THE CENTERLINE OF SAID SECTION 23 A DISTANCE OF 657.64 FEET;

THENCE NORTH OD DEGREES 04 MINUTES 27 SECONDS ÉAST À DISTANCE OF 429.00 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES OD SECONDS EAST A DISTANCE OF 101.46 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DÉGRÉÉS 44 MINUTES 00 SECONDS EAST A DISTANCE OF 101.46 FEET;

THENCE SOUTH OO DEGREES OA MINUTES 27 SECONDS WEST A DISTANCE OF 202.00 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES OO SECONDS WEST A DISTANCE OF 101.46 FEET;

THENCE NORTH OD DEGREES O 4 MINUTES 27 SECONDS EAST A DISTANCE OF 202.00 FEET TO THE TRUE POINT OF BEGINNING:

SHEA BLVD

AREA: 20,495.04 S.F. (0.470 AC)

LOT SPLIT FOR:

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA,

PROJECT DATA:

LOCATION: 5.W. 1/4 OF N.W. 1/4 OF SECTION 23,

> WILLIAM C. ALLEN PROPERTIES 13175 N. 83 M PLACE SCOTTSDALE, AZ 85260

R I -35 (CURRENT) R I - 10 (PROPOSED CHANGE)

SITE AREA: 40.990.08 S.F. (0.94 AC.) CURRENT 5PLIT WEST - 20,495.04 5.F. (0.47 AC.) 5PLIT EAST -- 20,495.04 5.F. (0.47 AC.)

PROPOSED SPLIT WEST -- 6,015/20,495,04 5.F. = 29.3% LOT COVERAGE: SPLIT EAST -- 6,015/20,495.04 9.F. ≈ 29.3%

REFERENCE

FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER: 20001536 DATE: OCTOBER 31, 2000

SCHEDULE B ITEMS

- THE SITE IS SUBJECT TO THE REGULATIONS, CONDITIONS AND RESTRICTIONS GOVERNING THE USE OF GROUND WATER PURSUANT TO ARIZONA REVISED STATUES 45-010 ET. SEQ.
- THE EASEMENT RECORDED IN DOCKET 551, PAGE 50G FOR ELECTRIC UNES AND POLES AND GAS MAINS AFFECTS THE SITE AND IS SHOWN HEREON.
- 6. THE SITE IS SUBJECT TO ANY OBUGATIONS IMPOSED UPON THE SITE BY ITS INCLUSION WITHIN THE SCOTTSDALE SIXTEEN COMMUNITY ASSOCIATION.
- 7. THE SITE IS SUBJECT TO THE ROAD ABANDONMENT AND EASE. MENT AGREEMENT RECORDED IN DOCUMENT NO. 96-0569650
- THE SITE IS SUBJECT TO A BLANKET EASEMENT FOR INGRESS-EGRESS FOR THE REPLACEMENT, REPAIR AND MAINTENANCE OF UTILITIES PER DOCUMENT NOS, 92-0136767, 94824766 AND 41 04779.
- 9. THE 9ITE IS SUBJECT TO THE EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF ADJACENT PROPERTIES PER DOCUMENT NO. 97-0266901

BASIS OF BEARING:

FLOOD PLAIN STATEMENT

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE BY DESIGNATION BY THE SECRETARY OF HOUSING IS URBAN DEVELOPMENT ON HOOD INSIGNATION FROM MAP NO HOOLISCI 6550 WITH DATE IDENTIFICATION OF APRIL 15, 1968 FOR COMMUNITY 3 4350 IZ IN MARGICOPA COUNTY, STATE OF ARZICHA.

CASE # 20-PA-200 |

